

File S. F. 15931

Abst. No. 832  
County

Hays

## SCHOOL LAND

J. B. Leggett  
(Good Faith Claimant)  
Wimberley, Texas

1690 Acres

Section No.

Block Tsp. Cert.

Act of June 19, 1939

Approved as M&G and valued by the Commissioner and the School Land Board at \$30.00 per acre, February 18, 1958.

REG. MK'D. PTD.

*Dennis Wallace*

DENNIS WALLACE, ACTING COMMISSIONER

Patent to original, with R/R.  
4-9-58. *Jack Liberman*

APR 9 - 1958

No. 37 Vol. 28-B

APR 14 1958

Obligation Mailed Co. Clk.

Vol. 143 Page 495

B-138-1050-4m

Patd. Abst. Sup. G

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5-27-57

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*J. B. Leggett  
Wimberley - Texas*

PAID IN FULL FOR 1690 ACRES  
DATE 4-8-58

# APPLICATION TO PURCHASE

(Good Faith Claimant)

RECEIVED

MAY 27 1957

GENERAL LAND OFFICE

TO THE COMMISSIONER OF THE GENERAL LAND OFFICE, AUSTIN, TEXAS:

1. I hereby apply to purchase under a preference right without condition of settlement the tract of unsurveyed school land hereinafter described, under the provisions of an Act approved June 19, 1939, and other laws relating to the sale of unsurveyed school land.

2. The said tract of land is situated in Hays County, Texas, about 16 miles N 30° W from San Marcos, the county seat, and is described

as follows, to-wit:

Bounded on:

North - by Phillip Golden  
East - " Josephus C Morgan  
South - " John S. Thom  
West - by W. J. Cowan

3. I am a good faith claimant under the terms of said Act, as is fully shown by the attached instruments marked Exhibit.

4. Remarks:\*

Proof will be furnished w/in 120 days.

J. B. Leggett

Good Faith Claimant

Post Office

Wimberley Tex

## IMPORTANT NOTICE!

- \*NOTE: (1) The Good Faith Claimant should clearly indicate his position as to the existence of a vacancy.  
(2) If there should be no prior filing by an applicant, the good faith claimant should state whether application is accompanied by field notes or whether same will be filed within 120 days from date of filing of application with Commissioner of General Land Office.  
(3) Any other statement pertinent to the application to purchase may be included.

(OVER)

(0.28)

(3) Any other statement pertinent to the application to purchase may be included.

date of filing of application and Commission of General Land Office.

application is accompanied by 35¢ stamp of application fee and is filed with the

NOTE: (1) The 35¢ stamp is not required if the application is filed with the

### CERTIFICATE

I, \_\_\_\_\_, Secretary of the School Land Board, do hereby certify that at a regular meeting of said board held in the General Land Office, Austin, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_\_\_, the price at which the area of land described in the above application No. \_\_\_\_\_, shall be sold, was fixed by the School Land Board at \_\_\_\_\_ Dollars per acre, all of which is shown in Vol. \_\_\_\_\_, Page \_\_\_\_\_, of the Minutes of said Board.

Given under my hand this the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_\_\_, at Austin, Texas.

\_\_\_\_\_  
Secretary of the School Land Board

S4083

①

### GENERAL LAND OFFICE

Austin, Texas

S. F. No. 15931

### APPLICATION TO PURCHASE UNSURVEYED SCHOOL LAND (Good Faith Claimant)

of  
J. B. Leggett  
Wimberley, Texas.

### WITHOUT SETTLEMENT

\_\_\_\_\_ acres

in Deys County, Texas.

Filed May 27, 1957

Carl Rudder  
Commissioner

Approved \_\_\_\_\_, 19\_\_\_\_  
Rejected \_\_\_\_\_

\_\_\_\_\_  
Commissioner

RECEIVED AS STATED

\$100

Carl Rudder

DATE May 27, 1957  
Reg. No. 58507

GENERAL LAND OFFICE  
for

(Good Faith Claimant)

### APPLICATION TO PURCHASE

May 28, 1957

Mr. J. B. Leggett  
Wimberley, Texas

Dear Mr. Leggett:

Your Good Faith Claimant application to purchase alleged unsurveyed land in Hays County has been received, together with filing fee in the amount of \$1.00. This application was filed of record on May 27, 1957, and assigned File No. S. F. 15931.

Under the law, 120 days are allowed for the completion of a Good Faith Claimant's application. All supporting instruments must be submitted within this period, or all rights under the application will be lost.

Sincerely yours,

EARL RUDDER, Commissioner

By

Robert J. Brooks, Director  
Legal Division

RJB:jw

File: S. F. 15931

(2)

File No. S.F. 15931

Hayes County

Ltr. to Applicant

Filed May 28 19 57

J. EARL RUDDER, Com'r.

Jane Watson  
File Clerk

AMENDED

## APPLICATION TO PURCHASE

(Good Faith Claimant)

TO THE COMMISSIONER OF THE GENERAL LAND OFFICE, AUSTIN, TEXAS:

1. I hereby apply to purchase under a preference right without condition of settlement the tract of unsurveyed school land hereinafter described, under the provisions of an Act approved June 19, 1939, and other laws relating to the sale of unsurveyed school land.
2. The said tract of land is situated in Hays County, Texas, about 17 miles N. 32° W. from San Marcos, the county seat, and is described as follows, to-wit:

BEGINNING at a stake and stone mound placed for the northeast corner of the Harrison Young Survey No. 122, for the southeast corner of the W. J. Cowan Survey No. 125, the northwest corner of the John S. Thom Survey No. 123, and for the southwest corner of this survey, whence a Live Oak 10" in dia. bears north 4° 35' east, 26.4 varas and another Live Oak 8" in diameter bears north 30° 45' W. 11.5 varas, both marked X (old trees gone);

THENCE, with the east line of the W. J. Cowan Survey, north 1060.5 varas to a stake in a fence line, set for the southwest corner of a survey made for Mrs. C. J. Michaelis, a Live Oak 10" in diameter marked X bears south 21° west 9 varas;

THENCE, with fence line, south 89° 21' east, at 15.1 varas passing southeast corner of Mrs. C. J. Michaelis Survey and southwest corner of the T. E. Gillespie Survey, in all a distance of 90 varas to a stake and stone mound in the west line of the J. C. Morgan Survey No. 2, for the southeast corner of the T. E. Gillespie Survey and northeast corner of this survey, whence a 4 pronged Elm marked X brs. South 55° west 14 varas;

THENCE, with the west line of the J. C. Morgan Survey, South 1059.5 varas to a stake and stone mound in the north line of the John S. Thom Survey, whence a Live Oak 8" in diameter marked X bears south 63° 25' east, 5.7 varas and another Live Oak 16" in diameter bears south 9° 45' west 38.4 varas;

THENCE, with the north line of the John S. Thom Survey, west 90 varas.

RECEIVED

SEP 24 1957  
4:50 PM  
GENERAL LAND OFFICE

O. A

3. I am a good faith claimant under the terms of said Act, as is fully shown by the attached instruments marked Exhibit "A" "B" "C" "D" and "E"

4. Remarks:\*

J. B. Leggett

Good Faith Claimant

Post Office Wimberley, Texas

### IMPORTANT NOTICE!

- \*NOTE: (1) The Good Faith Claimant should clearly indicate his position as to the existence of a vacancy.  
(2) If there should be no prior filing by an applicant, the good faith claimant should state whether application is accompanied by field notes or whether same will be filed within 120 days from date of filing of application with Commissioner of General Land Office.  
(3) Any other statement pertinent to the application to purchase may be included.

(OVER)

**CERTIFICATE**

I, Garland R. McNeill, Secretary of the School Land Board, do hereby certify that at a regular meeting of said board held in the General Land Office, Austin, Texas, on the 18 day of February, A. D. 1958, the price at which the area of land described in the above application No. 15931, shall be sold, was fixed by the School Land Board at \$43.00 Dollars per acre, all of which is shown in Vol. 14, Page February, of the Minutes of said Board.

Given under my hand this the 27 day of February, A. D. 1958, at Austin, Texas.

Garland R. McNeill  
Secretary of the School Land Board

84083

**GENERAL LAND OFFICE**  
Austin, Texas

S. F. No. 15931

AMENDED  
**APPLICATION TO PURCHASE  
UNSURVEYED SCHOOL LAND**  
(Good Faith Claimant)

of  
J. B. LEGGETT  
Wimberley, Texas.

**WITHOUT SETTLEMENT**  
16.90 acres  
in Hays County, Texas.

Filed Sept. 24, 1957  
Carl Rudder  
Commissioner

Approved Nov. 20, 1957  
Refected  
Carl Rudder  
Commissioner

**APPLICATION TO PURCHASE**

Exhibit "D"

The following information is required with all applications to purchase:

1. Type of land
  - (a) Kind of soil rocky and caliche
  - (b) Topography of surface irregular
  - (c) Purpose for which adapted (cultivated or grazing) grazing only
2. Type and value of timber, if any oak of no value
3. Assessed value. (If not rendered for taxation, give last assessed value of adjoining lands.) \$5.50 per acre (assessed value is based on value of other property owned by claimant upon which are are valuable improvements.)
4. The assessed value in this county is 30 % of market value.
5. The actual value without improvements is \$3.00 to \$5.00 per acre.
6. The nearest production of oil, gas or minerals is over 25 mi (distance), southeast (direction).
7. The nearest drilling oil or gas well is 25 <sup>mi. or over</sup> (distance) SE (direction).
8. The nearest dry hole is 8 mi. (distance) NW (direction).
9. If the land is under oil and gas lease, fill in the following:
  - (a) To whom leased none
  - (b) Date of lease none
  - (c) Bonus received (per acre) none
  - (d) Total amount of rental received none
10. If there is production on this tract, fill in the following:
  - (a) Number of producing wells --
  - (b) Name of the field in which the tract is located --
  - (c) Royalty payments received --
11. Do you contemplate a sale of this land in the near future? Yes  
(Yes or No)  
If so, what is the sale price per acre? Sixty-five Dollars - which sale price includes adjoining land with improvements.

The above information is true and correct according to the best of my knowledge and belief.

WITNESS my hand this 23rd day of September, 19 57.

J. A. Leggett

Sworn to and subscribed before me, this the 23rd day of September, 19 57.

RECEIVED

SEP 24 1957

GENERAL LAND OFFICE

Terry L. Jacks

Notary Public in and for  
Nays County, Texas

TERRY L. JACKS

The following information is required with all applications to purchase:

1. Type of land

(a) Kind of soil rocky and caliche

(b) Topography of surface irregular

(c) Purpose for which adapted (cultivated or grazing) grazing only

2. Type and value of timber, if any none of no value

3. Assessed value. (If not rendered for taxation, give last assessed value of adjoining lands.) \$2.00 per acre (assessed value is based on value of state land)

4. The assessed value in this county is 30 % of market value.

5. The actual value without improvements is \$3.00 to \$5.00 per acre.

6. The nearest production of oil, gas or minerals is over 1 mile (direction) southeast.

7. The nearest drilling oil or gas well is 1/2 mile (distance) over.

8. The nearest dry hole is 1/2 mile (distance) over (direction).

9. If the land is under oil and gas lease, fill in the following:

(a) To whom leased none

(b) Date of lease none

(c) Bonus received (per acre) none

(d) Total amount of rental received none

10. If there is production on this tract, fill in the following:

(a) Number of producing wells --

(b) Name of the field in which the tract is located --

(c) Royalty payments received --

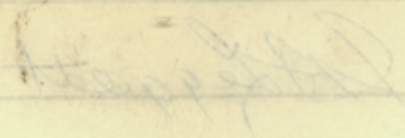
11. Do you contemplate a sale of this land in the near future? Yes

(Yes or No)

If so, what is the sale price per acre? Twenty-five dollars - which sale price includes adjoining land with improvements.

The above information is true and correct according to the best of my knowledge and belief.

WITNESS my hand this 23rd day of September, 19 57.



Subscribed before me, this the 23rd day of September, 19 57.

TERRY L. JACKS

Notary Public in and for  
Hays County, Texas

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SEP 24 1957  
GENERAL LAND OFFICE



STATE OF TEXAS X  
COUNTY OF HAYS X

Exhibit "E"

GENERAL LAND OFFICE

KNOW ALL MEN BY THESE PRESENTS:

That we, W. H. Stubbs, Sr., and his wife, Mrs. S. A. Stubbs, of said county and state, for the consideration hereinafter shown, have granted, sold and conveyed and by these presents do grant, sell and convey unto J. B. Leggett and his wife, Fanny Petty Leggett, of Atascosa county, Texas, all that certain real property situated in Hays county, Texas, out of the J. C. Morgan and W. J. Cowan Surveys, and consisting of a tract of 314.61 acres described by metes and bounds as follows:

Beginning at a stone mound and stake on the West boundary line of the State Highway No. 80 (the Wimberley-Dripping Springs road), and on the South line of the J. C. Morgan Survey No. 2; this being on the South line of a tract of 314.5 acres conveyed to Ed. Bryant by J.C. Ragsdale and wife, by deed dated Jan. 1, 1902, and recorded in Vol. 52, page 519, of the deed records of Hays county;

Thence along the West boundary of the said State Highway No. 80, as follows: N.  $28^{\circ} 30'$  W. 1842 feet; N.  $14^{\circ} 0'$  W. 230 feet; N.  $10^{\circ} 0'$  W. 800 feet; N.  $0^{\circ} 30'$  E. 283 feet; N.  $17^{\circ} 15'$  E. 903 feet; N.  $28^{\circ} 30'$  E. 400 feet, to a fence intersection on the North boundary line of the said J. C. Morgan Survey No. 2, and the North line of the said Bryant 314.5 acre tract;

Thence N.  $89^{\circ} 45'$  W. along a fence on the North line of the said Morgan Survey and of the said Bryant 314.5 acre tract, 1677 feet to the Southeast corner of a tract of 132.8 acres conveyed from A. L. Blair, Receiver, to M. G. Michaelis by deed dated March 25, 1921, and recorded in Vol. 81, pages 449-50, Hays County Deed Records; this point being on the East line of the W. J. Cowan Survey. A clump of Spanish oaks are about four feet West and Southwest of this corner;

Thence following the said Michaelis line, N.  $85^{\circ} 30'$  W. directly North of a barbed wire fence, 143 feet to a stake;

Thence just North of fence line N.  $82^{\circ} 38'$  W. 259.5 feet to a stone mound from which a six-inch L.O. bears S.  $74^{\circ} 30'$  E. 10.4 feet;

Thence S.  $40^{\circ} 3'$  W. directly East of a fence line, 267 feet to a stake at intersection of this line with an old stone wall;

Thence S.  $65^{\circ} 23'$  W. parallelling said stone wall on its East side 575.5 feet to a stake;

Thence parallelling said stone wall S.  $53^{\circ} 59'$  W. 413 feet to a stake;

Thence S.  $60^{\circ} 47'$  W. 92.5 feet to a stake about 11 feet East of said stone wall;

Thence S.  $44^{\circ} 35'$  W. 345 feet to a stone mound 3 feet West of said stone wall;

Thence N.  $46^{\circ} 58'$  W. across deep ravine 251.5 feet to a stone mound near edge of bluff, from which a 12 inch L.O. bears S.  $10^{\circ}$  E. 3 feet;

Thence N.  $32^{\circ} 19'$  W. 374.5 feet to a stone mound, the most Eastern corner of a tract of 79.04 acres conveyed to M. G. Michaelis by Ed. Bryant and wife by deed dated October 23, 1920, and recorded in Vol. 91, pages 274-6, Hays County Deed Records. From this point a live oak 3 inches in diameter (in 1920), marked X, bears N.  $41^{\circ} 20'$  E. 28 feet; and a live oak 8 inches in diameter (in

1920) marked X, bears S.  $5^{\circ}$  W. 32 feet;

Thence S.  $54^{\circ} 8'$  W. 402.8 feet to a live oak 18 inches in diameter;

Thence S.  $59^{\circ} 53'$  W. 451.9 feet to a corner of an old rock fence;

Thence with said rock fence as follows: S.  $36^{\circ} 58'$  W. 624.8 feet; S.  $30^{\circ} 23'$  W. 434.3 feet; S.  $21^{\circ} 37'$  E. 593.9 feet; S.  $28^{\circ} 12'$  E. 377.8 feet; S.  $36^{\circ} 42'$  E. 165.2 feet; S.  $48^{\circ} 47'$  E. 95 feet to a point in said rock fence opposite a live oak 3 inches in diameter (in 1920) for corner;

Thence S.  $14^{\circ} 48'$  W. 54.7 feet to a large corner fence post at the Michaelis Southeast corner; this point being on the South line of the W. J. Cowan Survey, and on the North line of a tract owned by Hewitt (in 1920). From this point a live oak 5 inches in diameter (in 1920), marked X, bears N.  $10^{\circ} 40'$  W. 13.6 feet; and a live oak 3 inches in diameter (in 1920), marked X, bears S.  $24^{\circ} 39'$  E. 24 feet;

Thence N.  $89^{\circ} 38'$  E. along the South boundary line of the W. J. Cowan Survey, at 1065 feet passing an 18 inch live oak tree previously marked as a line tree, at about 1800 feet running into a stone fence, then along the stone fence and a wire fence, a total distance of 3082 feet to an old stone mound near a fence corner, accepted as the Southeast corner of the W. J. Cowan Survey, and as being on the West line of the Morgan Survey No. 2;

Thence S.  $7^{\circ} 18'$  W. 351 feet to a stone mound on the West side of an old fence;

Thence S.  $0^{\circ} 35'$  E. 869 feet to an old stone mound generally accepted as the Southwest corner of the J. C. Morgan Survey No. 2. This is in an open space about 200 feet West of a small ravine, with no natural marks near for reference;

Thence along the South boundary line of the said Morgan Survey, crossing a ravine, at top of hill beyond coming into approximately the center of an old road in a lane, continuing near the center of said lane, N.  $89^{\circ} 28'$  E. 2098 feet to the place of beginning, and containing 314.61 acres of land according to a survey by S. M. Sewell, Surveyor, made on July 1, 1943, of which 135 acres come out of said Morgan Survey and 179.61 acres out of said Cowan Survey.

The property hereby conveyed is the identical land conveyed by Ed. Bryant et al. to the grantor, W. H. Stubbs, Sr., by deed dated July 23, 1943, recorded in Vol. 127 on pages 527-32 of the Hays County Deed Records.

The deeds hereinabove mentioned and the respective records thereof are referred to and made part hereof for further description of the land hereby conveyed.

To have and to hold the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said J. B. Leggett and Fanny Petty Leggett, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said J. B. Leggett and Fanny Petty Leggett, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

The consideration for this conveyance is the sum of \$9438.00, paid and to be paid as follows:

1. The sum of \$3219.00 is paid to us in cash by grantees, receipt of which is hereby acknowledged.

2. The sum of \$1500.00 is evidenced by a note bearing even date herewith, signed by grantees and payable to the order of grantors at San Marcos, Texas, due October 1, 1946, and bearing interest after maturity at the rate of 5% per annum.

3. The sum of \$4719.00 is evidenced by a note bearing even date herewith, signed by grantees and payable to the order of grantors at San Marcos, Texas, due and payable in twelve semi-annual installments, the first eleven of which are for \$400.00 each, and the twelfth for \$319.00, the first installment maturing on April 1, 1947, said note bearing interest from October 1, 1946 at the rate of 5% per annum, payable semi-annually, with right reserved to the makers to pay same in full on any interest paying date prior to maturity by giving the holders 30 days written notice.

The above described two notes contain the usual accelerated maturity and attorney's fees clauses, and same are referred to and made part hereof. Payment of said notes is additionally secured by deed of trust bearing even date herewith from the makers of said notes to T. C. Johnson, Jr., trustee, conveying the above described land.

But it is expressly agreed and stipulated that the vendor's lien is retained against the above described property, premises and improvements, until the above described notes and all interest thereon are fully paid according to their face and tenor, effect and reading, when this deed shall become absolute.

Grantors reserve the right to the use and possession of the land hereby conveyed, rent free, until October 1, 1946, together with all crops grown or produced thereon up to that date.

As further consideration for this conveyance, grantees assume payment of all taxes on said property for the year 1946.

Witness our signatures on this 24th day of August, A.D. 1946.

W. H. Stubbins sr  
Mrs J. A. Stubbins

STATE OF TEXAS   X

COUNTY OF HAYS   X

Before me, the undersigned authority, on this day personally

appeared W. H. Stubbs, Sr. and S. A. Stubbs, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said S. A. Stubbs, wife of the said W. H. Stubbs, Sr., having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said S. A. Stubbs, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this 24th day of August, A.D. 1946.

*T. C. Johnson, Jr.*  
Notary Public in and for  
Hays County, Texas



STATE OF TEXAS  
COUNTY OF HAYS  
County, Texas, certify that the foregoing instrument of writing, with its certificate of authentication, was filed in my office for record on the 27 day of August A.D. 1946  
at 11:15 o'clock A.M., and duly recorded the 29 day of August  
A.D. 1946, at 11:30 o'clock A.M., in Volume 135 on Pages 605-607  
Leid Records of Hays County, Texas.  
Witness my hand and the Seal of the County Court of said County, at office in  
San Marcos, this day and year last above written.  
*Sarah Reed*  
Clerk County Court, Hays County, Texas  
\_\_\_\_\_  
Deputy

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SEP 24 1957

HAMMWEBWILL

W22  
HAMMWEBWILL

File No. S.F. 15931

County

Hayes  
Deed (Evidence)

F. d. Sept. 24 19 57

J. EARL HODDER, Com'r.

Calley Smith  
File Clerk

12111

W. H. STUBBS, SR. AND WIFE

TO

J. B. LEGGETT AND WIFE

COMPARED

WARRANTY DEED

11:15 27 Aug

46 11:15 a

29 Aug 46

11:30 A 135 605-608

Reed  
W. H. Stubbs

Charge and warrant  
J. B. Leggett, Camp  
Houston, Texas

13.00

TOM C. JOHNSON, JR.

ATTORNEY AT-LAW

SAN MARCOS, TEXAS

RECEIVED

SEP 24 1957

Exhibit "C"

GENERAL LAND OFFICE

THE STATE OF TEXAS

COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared J. B. Leggett, known to me to be the person whose name is subscribed hereto, who, after being by me first duly sworn, did depose and say:

"The real property described by metes and bounds according to a survey made upon the ground by A. M. Moellering, Licensed State Land Surveyor, and filed with the application of this affiant as a "Good Faith Claimant" with the Commissioner of the General Land Office for the State of Texas, is now being used by this affiant, or his tenants, as ranch and grazing land. The land is not now being used for the purpose of exploring for or removing oil, gas or other minerals.

It was a good faith belief on the part of this affiant that the said land was included in the bounds of the J. C. Morgan and W. J. Cowan Surveys in Hays County, Texas, and was previously titled, awarded or sold under circumstances that would have been vested title thereto had said area actually been located within said survey or surveys. Pursuant to said belief, this affiant purchased what he verily believed to include said land and the deed of conveyance showing said purchase is dated August 24, 1946, from W. H. Stubbs, Sr., and his wife, Mrs. S. A. Stubbs, which deed is recorded in Volume 135 at pages 605-607 of the Deed Records of Hays County, Texas; and that deed, together with its record, is here referred to and made part hereof for all pertinent purposes.

At the time of the said purchase and for a number of years prior thereto, the said property was under fence and within definitely recognized boundaries and had been claimed in good faith by the affiant's grantors and their predecessors in title.

This affiant has been in possession of the said land ten years with good faith belief that he was the true and lawful owner thereof, having paid a valuable consideration for said land, all of

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SEP 24 1957  
GENERAL LAND OFFICE

which is shown by the said deed above mentioned.

Circumstances under which adjoining land is being held is by and through the deed above mentioned and by and through all other lawful claims that may be available to this affiant.

The proximity of a producing oil or gas well is not within twenty-five miles of the above referred to land.

This instrument is executed for the purposes of inducing the Commissioner of the General Land Office of Texas to grant a patent covering the land above mentioned to this affiant and all facts recited herein are true and correct and are within the specific knowledge of this affiant."

WITNESS MY HAND this the 23rd day of September, A. D., 1957.

*J. B. Leggett*  
J. B. Leggett

THE STATE OF TEXAS  
COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared J. B. Leggett, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

And the said J. B. Leggett, having been by me duly sworn, did upon his oath depose and state that the statements of fact hereinabove contained are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 23rd day of September, A. D., 1957.

*Terry L. Jacks*  
TERRY L. JACKS  
Notary Public, In and For,  
Hays County, Texas.

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SEP 24 1957  
GENERAL LAND OFFICE

which is shown by the said deed above mentioned.  
Circumstances under which adjoining land is being held  
is by and through the deed above mentioned and by and through all  
other lawful claims that may be available to this affiant.  
The proximity of a producing oil or gas well is not  
within twenty-five miles of the above referred to land.  
This instrument is executed for the purposes of in-

File No. 5 F. 15931  
County Hayes  
Filed Sept. 24 19 57  
J. EARL RUDDER, Com'r.  
File Clerk Soledad Smith  
Witness the Commissioner of the General Land Office of Texas to grant  
a patent covering the land above mentioned to this affiant and all  
persons recited herein are true and correct and are within the specific  
"range of this affiant."  
WITNESS MY HAND this the 23rd day of September, A. D.,  
J. B. Leggett

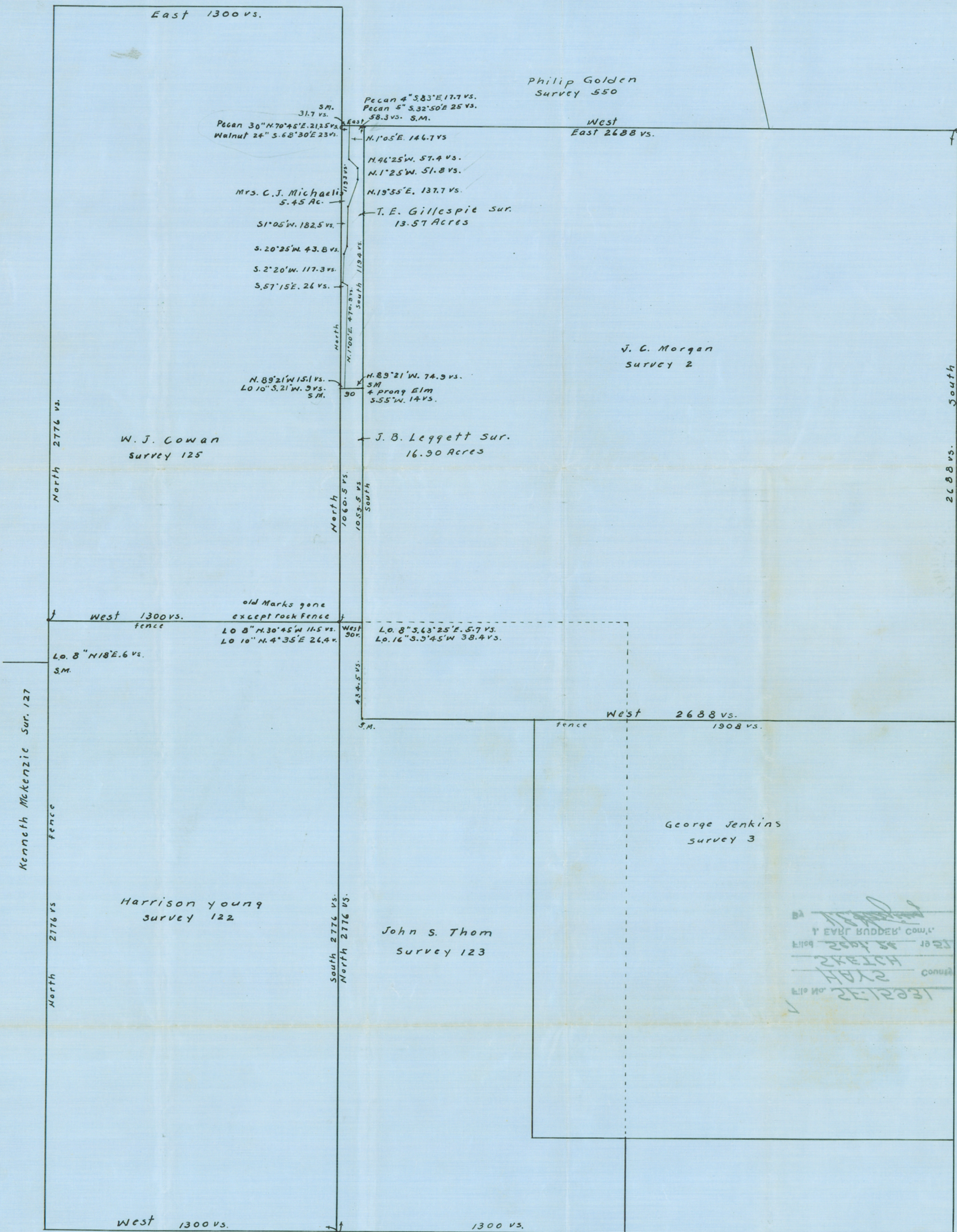
(2)

THE STATE OF TEXAS  
COUNTY OF HAYES

BEFORE ME, the undersigned authority, on this day per-  
sonally appeared J. B. Leggett, known to me to be the person whose  
name is subscribed to the foregoing instrument, and acknowledged  
to me that he executed the same for the purposes and consideration  
therein expressed.  
And the said J. B. Leggett, having been by me duly  
sworn, did upon his oath depose and state that the statements of  
fact hereinabove contained are true.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 23rd

day of September, A. D., 1957.

TERRY L. JACKS  
Notary Public, in and for  
Hayes County, Texas.



PLAT Showing Location of 35.92 Acres of State School Land  
In Hays County, Texas

16.90 Acres Surveyed for J. B. Leggett  
13.57 Acres Surveyed for T. E. Gillespie  
5.45 Acres Surveyed for Mrs. C. J. Michaelis

surveyed August 14, 16, & 17, 1957.

A. M. Moellerling  
A. M. Moellerling  
Licensed State Land Surveyor.



RECEIVED  
SEP 24 1957  
GENERAL LAND OFFICE  
D-148



265 54-003  
RECEIVED

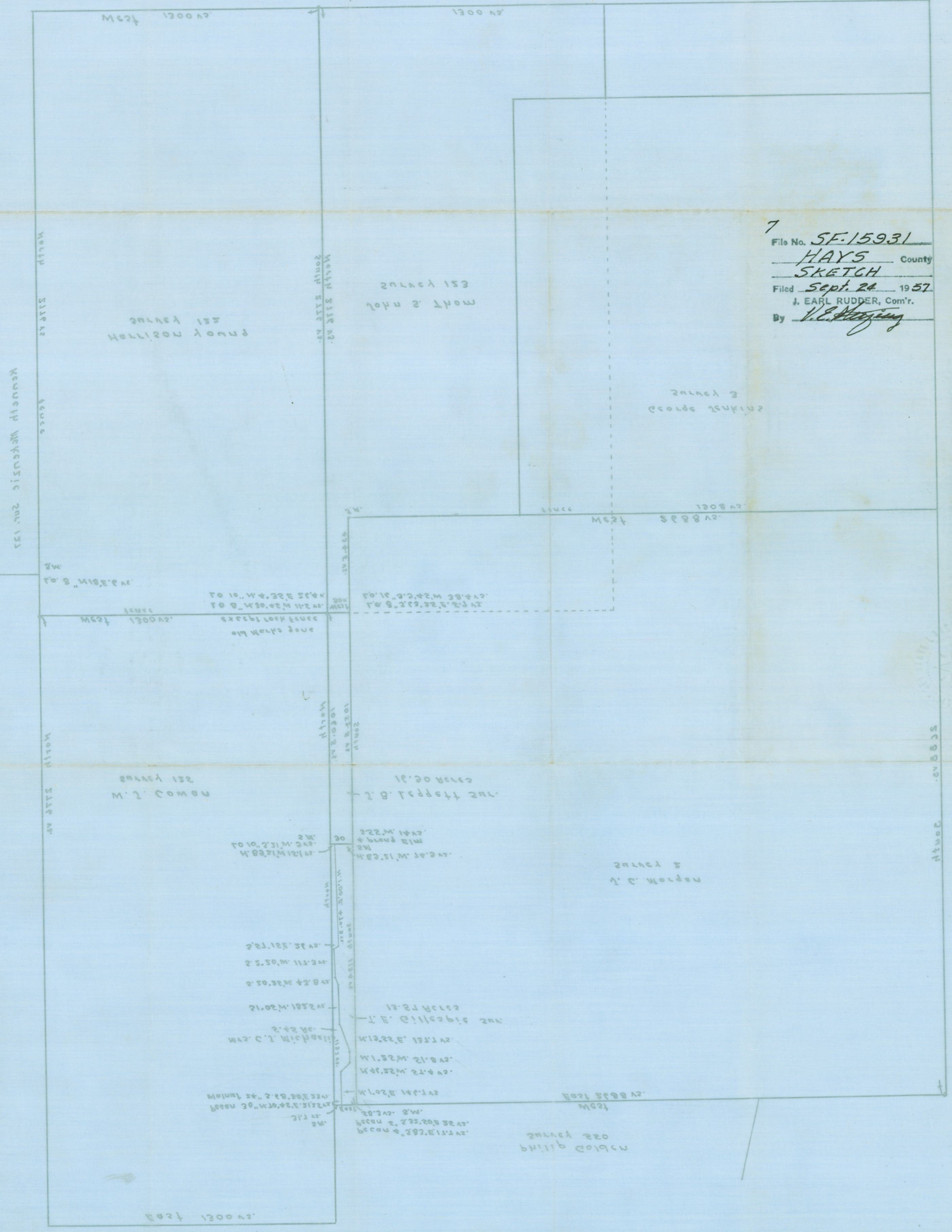
RECEIVED 24th Nov 1957  
H. W. WOODWARD  
D. W. Woodward  
24th Nov 1957

IN HAYS COUNTY TEXAS  
To wit: Location of 22.25 Acres of State Land  
and 100.00 Acres of 22.25 Acres of State Land

19.20 Acres of 22.25 Acres of State Land  
13.25 Acres of 22.25 Acres of State Land  
2.42 Acres of 22.25 Acres of State Land

7  
File No. SF.15931  
HAYS County  
SKETCH  
Filed Sept. 24 1957  
J. EARL RUDDER, Com'r.  
By V. E. Woodward

2000' = 1 in.  
N



D-748

Exhibit "B"

RECEIVED  
SEP 24 1957  
GENERAL LAND OFFICE

THE STATE OF TEXAS }  
COUNTY OF Hays } SURVEY NO. \_\_\_\_\_  
(GOOD FAITH CLAIMANT)

FIELD NOTES of a survey of 16.90  
acres of land made for J. B. Leggett

by virtue of his application filed with the Commissioner of the General Land Office, Austin, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, (application to be filed with the Commissioner of the General Land Office, Austin, Texas\*) under the laws regulating the sale and lease of unsurveyed school land. Said land is situated in Hays County, about 17 miles N. 32° W. from San Marcos, the County Seat, and is described by metes and bounds as follows, to-wit:

Beginning at a stake and stone mound placed for the northeast corner of the Harrison Young Survey No. 122, for the southeast corner of the W. J. Cowan Survey No. 125, the northwest corner of the John S. Thom Survey No. 123, and for the southwest corner of this survey, whence a Live Oak 10" in dia. brs. N. 4° 35' E. 26.4 vs. and another Live Oak 8" in dia. brs. N. 30° 45' W. 11.5 vs., both marked X ( old trees gone );

Thence, with the east line of the W. J. Cowan Survey, North 1060.5 vs. to a stake in a fence line, set for the southwest corner of a survey made for Mrs. C. J. Michaelis, a Live Oak 10" in dia. marked X brs. S. 21° W. 9 vs.;

Thence, with fence line, S. 89° 21' E., at 15.1 vs. passing southeast corner of Mrs. C. J. Michaelis Survey and southwest corner of the T. E. Gillespie Survey, in all a distance of 90 varas to a stake and stone mound in the west line of the J. C. Morgan Survey No. 2, for the southeast corner of the T. E. Gillespie Survey and northeast corner of this survey, whence a 4 pronged Elm marked X brs. S. 55° W. 14 vs.;

Thence, with the west line of the J. C. Morgan Survey, South 1059.5 vs. to a stake and stone mound in the north line of the John S. Thom Survey, whence a Live Oak 8" in dia. marked X brs. S. 63° 25' E. 5.7 vs. and another Live Oak 16" in dia. brs. S. 9° 45' W. 38.4 vs.;

Thence, with the north line of the John S. Thom Survey, West 90 vs.

to the place of beginning.

(over)

RECEIVED

OCT 8 1957

GENERAL LAND OFFICE

Variation 90° E.

Surveyed August 14, 16, 17, 1957

Menan Hanz  
Pablo Gonzales  
Chain Carriers

I, A. M. Moellering, Licensed State Land-County-Surveyor of Comal County, Texas, do hereby certify that the foregoing survey was made by me on the ground, according to law, on the date and with the Chain Carriers aforesaid, duly qualified, and that the limits, corners, and boundaries with the marks of the same, natural and artificial, are truly and correctly described and set forth in the foregoing plat and field notes, just as I found them on the ground.

A. M. Moellering  
Licensed State Land Surveyor--  
County-Surveyor

Filed for record in my office, the 7 day of Oct, 1957, at 4:00 o'clock P M, and duly recorded the 7 day of Oct 1957, in Book 11, Page 247 of the Field Note Records of Hays County, Texas.

James M. Hall  
County Surveyor--County Clerk

### IMPORTANT NOTICE

\* (1) To be used in Lieu of "application filed with the Commissioner of the General Land Office, Austin, Texas, on the        day of       , 19      " when application is to be accompanied by the field notes.

(2) The written report of the survey which is required to accompany the above field notes must show whether the above described tract of land is situated within five (5) miles (state exact distance) of a well producing oil, gas, or other minerals in paying quantities.

I, A. M. Moellering, do hereby certify that the character and reasonable market value of the land included within the limits of the within field notes are as follows:

Soil (state character) stony Timberoaks, cedar Value \$ 5.00 per acre (including timber)

A. M. Moellering  
Licensed State Land Surveyor--  
County-Surveyor

File No. SF-15931  
HAYS County

School Land  
Field Notes

Filed Sept 24 1957

J. EARL RUDDER, Com'r.

By [Signature]

Correct on Map for 10/8/57 1699 1699

Patented  
4-9-58  
Hedrick

RECEIVED AS STATED

Date 9/25/57  
Reg. No. 2690

GENERAL LAND OFFICE

RECEIVED

SEP 24 1957

GENERAL LAND OFFICE

Exhibit "A"

29-748

Surveyor's Report on a survey of 35.92 acres of School Land lying between the J. C. Morgan Survey No. 2 and the W. J. Cowan Survey No. 125 in Hays County and made for J. B. Leggett, T. E. Gillespie, and Mrs. C. J. Michaelis.

We first sought to determine the width of the vacant strip of land lying between the J. C. Morgan Survey No. 2 and the W. J. Cowan Survey No. 125. We went to a pile of rocks in the west line of the Harrison Young Survey No. 122 placed for the northeast corner of the Kenneth McKenzie Survey No. 127, whence a Live Oak 8" in dia. brs. N. 18° E. 6 vs. ( now about 20" but nearly dead ). Thence we ran North to the occupational northwest corner of the Harrison Young Survey and southwest corner of the W. J. Cowan Survey. Thence we ran East 1300 varas and drove a stake for the southeast corner of the W. J. Cowan Survey. We found no old marks except old rock fence. Then we ran South with the east line of the Harrison Young Survey to a point approximately in line with the south line of the J. C. Morgan Survey if projected.

Then we went to the southeast corner of the J. C. Morgan Survey and ran the south line West a distance of 2688 varas and drove a stake. We found no marks for the southwest corner of the J. C. Morgan Survey. Then we projected this south line West 90 vs. to intersection with the east line of the Harrison Young Survey. The 90 vs. indicated the width of the vacant land. Then we measured North 434.5 varas to the stake previously driven for the northeast corner of the Harrison Young Survey, the southeast corner of the W. J. Cowan Survey, the northwest corner of the John S. Thom Survey, and for the southwest corner of this survey. We placed a stone mound and marked a Live Oak 8" in dia. bearing N. 30° 45' W. 11.5 vs.

and another Live Oak 10" in dia. bearing N.  $4^{\circ} 35'$  E. 26.4 vs.

Then we ran North with the east line of the W. J. Cowan Survey. At 1060.5 vs. we reached a property line between J. B. Leggett and Mrs. C. J. Michaelis. We drove a stake, placed a mound of stone, and marked a Live Oak 10" in dia. standing S.  $21^{\circ}$  W. 9 vs. We followed fence S.  $89^{\circ} 21'$  E. , at 15.1 vs. found southwest corner of claimant T. E. Gillespie, drove a stake, noted a Spanish Oak 8" in dia. West at 1.5 vs., and continued a total distance of 90 vs., drove a stake, placed a stone mound, and marked a 4 pronged Elm standing S.  $55^{\circ}$  W. 14 vs. Thence we went back to first stake in property line and ran North for another distance of 1193 varas, or a total distance of 2253.5 varas from the southeast corner of the W. J. Cowan Survey, or a total distance of 2688 vs. from the south line of the J. C. Morgan Survey, projected. We drove a stake.

Then for purposes of checking, we went to an old rock fence corner in the north line of the J. C. Morgan Survey placed for the southeast corner of the Philip Golden Survey No. 550. We ran West from this rock fence corner along the north line of J. C. Morgan Survey and the south line of the Philip Golden Survey to intersection with the east line of the W. J. Cowan Survey. Our points checked closely. We placed a stone mound by stake previously driven, marked a Pecan 30" in dia. N.  $70^{\circ} 45'$  E. 21.25 vs. and a walnut 24" in dia. S.  $68^{\circ} 30'$  E. 23 vs.

Then we ran east; at 31.7 vs. found property line ( rock fence ) between Mrs. C. J. Michaelis and T. E. Gillespie, placed a stake, in all a distance of 90 vs., for the northeast corner of vacancy, for the northeast corner of survey made for T. E. Gillespie, and for the northwest corner of the J. C. Morgan Survey.

This point was in an old field. Finding no old marks, we drove a stake, placed a mound of stone, and marked a Pecan 4" in dia. S. 83° E. 17.7 vs., and another Pecan 5" in dia. S. 32° 50' E. 25 vs.

We then ran the property line between Mrs. C. J. Michaelis and T. E. Gillespie to a point in the north property line of J. B. Leggett.

We went back to the southwest corner of this vacancy and southwest corner of the survey made for J. B. Leggett. We ran East 90 varas, set a stake built a stone mound, and marked a Live Oak 8" in dia. S. 63° 25' E. 5.7 vs. and another Live Oak 16" in dia. S. 9° 45' W. 38.4 varas.

According to my survey on the ground, August 14, 16, 17, 1957.

*A M Moellering*  
A. M. Moellering  
Licensed State Land Surveyor

FILE NO. 2712331  
HAY 2  
COURT  
J. E. BART RUDDER, COM'Y.  
1957

8

File No. SE-15931

HAYS County

Surveyor's Report

Filed Sept. 24 1957

J. EARL RUDDER, Com'r.

By [Signature]

8° 30' E. 17.7 vs., and another Pecan 5" in dia. S. 32° 50' E. 25 vs.  
a stake, placed a mound of stone, and marked a Pecan 4" in dia.  
This point was in an old field, finding no old marks, we drove  
We then ran the property line between Mrs. O. J. Michaels  
and T. E. Gillespie to a point in the north property line of J. B.  
leggett.  
We went back to the southwest corner of this vacancy and  
southwest corner of the survey made for J. B. Leggett. we ran east  
30 varas, set a stake, built a stone mound, and marked a live Oak  
8" in dia. S. 63° 25' E. 5.7 vs. and another live Oak 16" in dia.  
30° 5' W. 38.4 varas.

According to my survey on the ground, August 14, 16, 17, 1957.

A. M. Moellerling  
A. M. Moellerling  
Licensed State Land Surveyor



APPRaiser's REPORT

OCT 23 1957

OCT 21, 1957

Date Appraisal Made

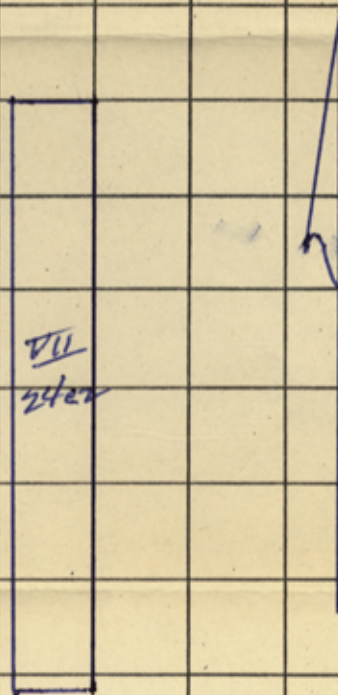
1. TO THE STATE OF TEXAS, SCHOOL LAND BOARD  
EARL RUDDER, COMMISSIONER GENERAL LAND OFFICE, CHAIRMAN  
AUSTIN, TEXAS

I HAVE MADE A PERSONAL EXAMINATION OF AND IDENTIFIED THE PROPERTY IN Hays  
COUNTY AND REPORT AS FOLLOWS:

2. LEGAL DESCRIPTION (SF No. - Abstract No.) 16.90 acres of land between  
the Harrison Young survey No 122 and W.J. Cowan  
survey No. 125
3. (a) The community is composed principally of (white), (colored); (farming), (ranching)  
(stockfarming).  
(b) This tract is being used as ranching, comparing average  
with the average of community.  
(c) Total acres 16.90 located 7 miles NE from Wainkenby,  
(nearest town)  
350 and 18 miles from San Marcos, 9980  
(pop.) (County Seat) (pop.)  
miles nearest railroad. (w)  
(d) This tract is 7 miles Wainkenby (c) 7 miles Wainkenby (w)  
(Grade School) (High School)  
(e) This tract is on Highway 12 type of road, R.F.D., School Bus, Power line,  
Telephone.  
(f) Average rainfall 32 in.
4. The nearest production of oil, gas or minerals is approx 25 miles (distance),  
SE (direction).  
The nearest drilling oil or gas well is None in County (distance) 7 (direction).  
The nearest dry hole is 8 miles (distance) 1 NW (direction).  
If the land is under oil and gas lease, fill in the following:  
(a) To whom leased None  
(b) Date of lease None  
(c) Bonus received (per acre) \_\_\_\_\_  
(d) Total amount of rental received \_\_\_\_\_  
If there is production on this tract, fill in the following:  
(a) Number of producing wells \_\_\_\_\_  
(b) Name of the field in which the tract is located \_\_\_\_\_  
(c) Royalty payments received \_\_\_\_\_

5.

N - 1060.5 V - 2946  
S 89° 21' E 90V - 280  
S 1060.5 V - 2946  
W 90V - 260




Scale 1 in = 660 ft

A-2

# 5. SOIL DATA:

Identify classes of soils by symbols.

PUBLIC ROAD 

BUILDINGS 

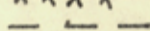
STREAMS 


RAILROADS 

TANKS 

WELLS 

FENCES 

PIPE LINES 

POWER LINES 

Color Chart

CULTIVATED \*BLUE

PASTURE \*YELLOW

CULTIVATABLE \*BLUE LINES

TIMBER \*GREEN

WASTE \*RED



## 6. LAND ANALYSIS

(a) General Condition of Land. (Inhibitory factors, Erosion etc.)

Very shallow soil with sheet + gully erosion

(b) Drainage is Good Type ✓. There are None acres subject to overflow.  
(Natural, Ditch)

(c) Acres Terraced None, needing terraces None, condition of terraces ✓

(d) Timber and brush land, estimated salable timber, acres None Value per acre \$ —

(e) Pasture land is (Describe topography, condition and kinds of grasses and browse, including stocking rate and number of months animal units can be carried without feed.)

Has a "C" as better slope. Native bunch  
side of the gamma - same brown weeds  
1 unit to 20 acres 1 month out of year

(f)

[illegible]

TOTAL LAND VALUE 592

TOTAL VALUE 592

# 7. VALUE INDICATION BY COMPARISON:

Book & Farms sold in this community or county.

Page	DATE	SELLER	BUYER	ACRES	PRICE	SIZE	TIME	MINERALS	LOCATION	% CROP	PRODUCTION	WATER- FENCES- IMPROVEMENTS	TOTAL
158/ 637	March 54	Frank Zapala	Thomas E. Blair	4.14	55	0	-5	-5	0	-3.5	-6.5	-2	-12
166/ 336	Nov 55	Phyllis Belzilless	Wm. Brownson	26 1/2	65	0	+2	-5	0	-5	-6	-8	-22

(Keep in mind willing buyer - willing seller, no pressure brought on either party; Estate settlements; family transactions. Go behind sales to determine if they are typical.)

SUMMARY: ADJUSTED PRICE 43 x 16.90 = \$ 726.70 ✓

## 8. VALUE INDICATION BY CAPITALIZATION:

INCOME ESTIMATE:				VALUE PER		LANDLORD'S SHARE
CROP	ACRES	YIELD	TOTAL	UNIT	SHARE	
						\$
						\$
						\$
						\$
						\$
Pasture	16.90			#1/a	all	\$ 16.90
TOTAL LANDLORD'S SHARE						\$ 16.90

## LANDLORD'S EXPENSE:

### 1. TAXES

(a) County valuation 76.00  
(b) Rates:

	Rate	Amount
1. State & County	<u>1.22</u>	\$
2. School	<u>1.50</u>	\$
3. Other	<u>.30</u>	\$
4. Other	<u>3.02</u>	\$
TOTAL		\$ <u>2.30</u> ✓

2. Harvest Expense or fertilizer furnished by landlord \$

TOTAL EXPENSE \$

LANDLORD SHARE \$ 16.90 - EXPENSE \$ 2.30 - NET INCOME \$ 14.60 ✓

4% CAPITALIZATION RATE  
\$ 14.60 ÷ .04 = \$ 365

9. SUMMARY OF VALUES

PRINCIPAL CROPS SUITED	AVERAGE COMMUNITY YIELDS	YIELDS USED THIS TRACT

10. RATING OF FARM = above, average, below.

VALUE INDICATION BY Summation \$ 592 ✓  
 VALUE INDICATION by Comparison \$ 726 ✓  
 VALUE INDICATION by Capitalization \$ 365

11. The present market price should be \$ 726.00

*A + 3 per acre  
Low*

12. NARRATIVE SUMMARY:

Land-outstanding features

*No outstanding features*

Limiting factors

*Can only be used for Grazing*

Community & amenities

*an all ranching Community*

A-6

Appraiser

*Joe L. Wibel*

(10)

5815931

Appraiser's Report

10-23-57

13

PRINCIPAL CROPS SUITED	AVERAGE COMMUNITY YIELD	YIELD PER ACRE

10. RATING OF FARM: above, average, below.

VALUE INDICATION BY CAPITALIZATION \$ 725.00  
VALUE INDICATION BY COMPARISON \$ 725.00  
VALUE INDICATION BY COST \$ 725.00

11. The present market price should be \$ 725.00

12. NARRATIVE SUMMARY:  
Land containing the features

No outstanding features

13. LITIGATION FACTORS: None noted for filing

Community & facilities are all satisfactory

Appraiser: Jack L. White

February 10, 1958

Mr. J. B. Leggett  
Wimberly, Texas

Dear Mr. Leggett:

The School Land Board met this morning at 10:00 o'clock and set a purchase price of \$40.00 an acre on a vacancy which you made application to purchase from the State. When you were in the office the other day you asked that you be notified as soon after the School Land Board met as possible what price was placed on the land by them.

Mr. David, who was the realtor in this sale, met with the Board at his request and was informed to the above price.

Very truly yours,

BILL ALLCORN, Commissioner

By  
Jack Giberson  
Attorney

JG:ss  
File No: S. F. 15931.

cc: Mr. Terry Jacks  
County Attorney  
San Marcos, Texas

File No. S. F. 15931 (11)

Hays County  
Ltr. to Applicant

Filed Feb. 10 19 58

J. EARL DODD, Com'r.

Sally Smith  
File Clerk

FEB 3 1958

APPRAISER'S REPORT

Jan. 30, 1958  
Date Appraisal Made

1. TO THE STATE OF TEXAS, SCHOOL LAND BOARD  
EARL RUDDER, COMMISSIONER GENERAL LAND OFFICE, CHAIRMAN  
AUSTIN, TEXAS

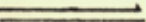

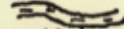


I HAVE MADE A PERSONAL EXAMINATION OF AND IDENTIFIED THE PROPERTY IN Hays  
COUNTY AND REPORT AS FOLLOWS:


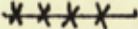
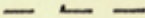

2. LEGAL DESCRIPTION (SF No. - Abstract No.) 16.9 acres lying between  
W.J. Cowan no. 125 & J.C. Morgan no. 2

3. (a) The community is composed principally of (white), (colored); (farming), (ranching)  
(stockfarming).  
(b) This tract is being used as Ranch, comparing average  
with the average of community.  
(c) Total acres 16.9 located 7 miles n from Wimberly,  
(nearest town)  
300-400 and 18 miles from San Marcos, 10 miles  
(pop.) (County Seat) (pop.)  
18 miles nearest railroad. (w)  
(d) This tract is 7 miles Wimberly (c) 7 miles Wimberly (w)  
(Grade School) (High School)  
(e) This tract is on 1/4 off Highway 12 type of road, R.F.D., School Bus, Power line,  
Telephone.  
(f) Average rainfall 30-35 in.
4. The nearest production of oil, gas or minerals is app. 25 miles (distance),  
SF (direction).  
The nearest drilling oil or gas well is none in county (distance) (direction).  
The nearest dry hole is 8 miles (distance) nn (direction).  
If the land is under oil and gas lease, fill in the following:  
(a) To whom leased none  
(b) Date of lease none  
(c) Bonus received (per acre) \_\_\_\_\_  
(d) Total amount of rental received \_\_\_\_\_  
If there is production on this tract, fill in the following:  
(a) Number of producing wells \_\_\_\_\_  
(b) Name of the field in which the tract is located \_\_\_\_\_  
(c) Royalty payments received \_\_\_\_\_

# 5. SOIL DATA:

Identify classes of soils by symbols.

PUBLIC ROAD   
 BUILDINGS   
 STREAMS   
 RAILROADS   
 TANKS 

WELLS   
 FENCES   
 PIPE LINES   
 POWER LINES 

## Color Chart

CULTIVATED \*BLUE  
 PASTURE \*YELLOW  
 CULTIVATABLE \*BLUE LINES  
 TIMBER \*GREEN  
 WASTE \*RED

all Pasture Class III



# 6. LAND ANALYSIS

(a) General Condition of Land. (Inhibitory factors, Erosion etc.)

Typical shallow to very shallow soil - Characteristic of Rangeland in area - Some erosion

(b) Drainage is good Type natural. There are 0 acres subject to overflow.  
(Natural, Ditch)

(c) Acres Terraced none, needing terraces no, condition of terraces \_\_\_\_\_

(d) Timber and brush land, estimated salable timber, acres 20 Value per acre \$ \_\_\_\_\_

(e) Pasture land is (Describe topography, condition and kinds of grasses and browse, including stocking rate and number of months animal units can be carried without feed.)

Rolling hilly + cedar pasture - buffalo, side oats and other native grasses in fair condition - One animal unit to 15-20 acres with usual supplemental winter feeding

(f)									
CLASS	USE	ACRES	DEPTH	TEXTURE	SUBSOIL PERMABILITY	SLOPE	EROSION	PRICE	TOTAL
<u>III<sup>ent</sup> 24</u>	<u>Past.</u>	<u>16.9</u>	<u>S-Ls</u>	<u>Fine</u>	<u>slowly</u>	<u>C</u>	<u>2+3</u>	<u>40</u>	<u>676.00</u>

TOTAL LAND VALUE 676.00

TOTAL VALUE 676.00

Book & Farms sold in this community or county.

SUMMARY: ADJUSTED PRICE 40 x 16.9 = \$ 676.00

#### 8. VALUE INDICATION BY CAPITALIZATION:

INCOME ESTIMATE:			VALUE PER		SHARE	LANDLORD'S SHARE
CROP	ACRES	YIELD	TOTAL	UNIT		
						\$
						\$
						\$
						\$
						\$
						\$
Pasture	16.9	@	\$1	Per acre		\$ 16.90
TOTAL LANDLORD'S SHARE						\$ 16.90

**LANDLORD'S EXPENSE:**

## 1. TAXES

(a) County valuation 76

(b) Rates:

	Rate	Amount
1. State & County	1.22	\$ .83
2. School	1.50	\$ 1.14
3. Other	.30	\$ .22
4. Other		\$

TOTAL \$ 2.19

2. Harvest Expense or fertilizer furnished by landlord \$

**TOTAL EXPENSE** \$

LANDLORD SHARE \$ 16.90 - EXPENSE \$ 2.19 - NET INCOME \$ 14.71

47% CAPITALIZATION RATE

$$\frac{\$14.71}{.04} = \$367.75$$

9. SUMMARY OF VALUES

PRINCIPAL CROPS SUITED	AVERAGE COMMUNITY YIELDS	YIELDS USED THIS TRACT

10. RATING OF FARM = above, average, below.

VALUE INDICATION BY Summation \$ 676.00  
 VALUE INDICATION by Comparison \$ 676.00  
 VALUE INDICATION by Capitalization \$ 368.00

11. The present market price should be

<sup>EPK</sup> ~~368~~ 676.00 or \$40 per acre

12. NARRATIVE SUMMARY:

Land-outstanding features

Located in area of exceptionally high land prices because of scenic value and well located for Austin, San Antonio, and smaller towns in area

Limiting factors

Grazing land only

Community & amenities

Area of ranches with small valley farms - a vacation area

Appraiser

E.B. Ryza <sup>chief</sup> appraiser

(12)

1365185

85-3-2  
2-3-58  
appraiser  
Robert

9. SUMMARY OF VALUES

PRINCIPAL CROPS SUITED

AVERAGE COMMUNITY YIELDS

YIELDS

10. RATING OF FARM - above, average, below.

VALUE INDICATION BY SUMMATION	\$ 675.00
VALUE INDICATION BY COMPARISON	\$ 675.00
VALUE INDICATION BY CAPITALIZATION	\$ 675.00

140 per acre

675.00

11. The present market price should be

12. NARRATIVE SUMMARY:

land-outstanding features

located in corner of exceptionally high land  
near bottom of reserve road and well located  
for future development

limiting factors  
steep land only

Community & facilities  
near a location area  
series of roads with small valley

appraiser

ACCEPTANCE OF TERMS OF SALE  
OF UNSURVEYED SCHOOL LAND

(Applicant or Good Faith Claimant)

RECEIVED  
APR 7 1958  
1:25 PM  
GENERAL LAND OFFICE

\_\_\_\_\_, Texas, \_\_\_\_\_ 19\_\_\_\_

TO THE COMMISSIONER OF THE GENERAL LAND OFFICE, AUSTIN, TEXAS:

I hereby accept the terms of sale of the tract of unsurveyed school land hereinafter described as stated in your letter dated February 18, 1958 and apply to complete my application to purchase under the terms of House Bill No. 9, passed at the Regular Session of the Forty-sixth Legislature and approved June 19, 1939, and other laws relating to the sale of unsurveyed school land without settlement.

The land is situated in Hays County, Texas, about 17 miles (give course) N. 32 deg. W from the county seat, and is briefly described as follows:

Survey No.	S. F. No.	Acres	Classification
	15931	16.90	

I agree to pay for said land the price of \$30.00 Dollars per acre, and I hereby enclose the sum of \$507.00 Dollars as the full cash payment therefor.  
(Insert whether "full" or "one-fourth")

I further agree that the sale to me is made upon the express conditions, to-wit:

The reservation of minerals therein to the State will be a free royalty of one-sixteenth of the oil and gas and one-eighth of the sulphur and other minerals.

I do solemnly swear (affirm) that I am over twenty-one (21) years of age.

J. B. Leggett  
Applicant or Good Faith Claimant

Post Office Wamberley Tex

Sworn to and subscribed before me, this the 7 day of April, 1958.

Marie Hedick

MARIE HEDICK  
Notary Public, Travis County, Texas

County, Texas

OBLIGATION

\$ \_\_\_\_\_ School Lands.

For value received, I, the undersigned, do promise to pay to the State of Texas the sum of

\_\_\_\_\_ Dollars, with interest thereon as hereinafter specified, the same being for the remainder of purchase money for the following described tract of land purchased by me, of the State of Texas, in accordance with the provisions of

laws relating to the sale of unsurveyed public free school lands; to-wit: All of Survey No. \_\_\_\_\_,

S. F. No. \_\_\_\_\_, Grantee \_\_\_\_\_, situated in \_\_\_\_\_ County, Texas.

The annual interest of five per cent, upon all unpaid principal, together with one-fortieth of the original principal, I am to pay or cause to be paid to the General Land Office, at Austin, Travis County, Texas, on or before the first day of each November thereafter until the whole purchase money is paid. And it is expressly understood that I am to comply strictly with all the conditions, limitations and requirements, and am subject to and accept all the benefits and penalties contained and prescribed in the laws above referred to.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Applicant or Good Faith Claimant

Post Office \_\_\_\_\_

Post Office

Applicant or Good Faith Claimant

Witness my hand this

day of

19

am subject to and accept all the penalties and penalties contained and prescribed in the laws above referred to, expressly understood that I am to comply strictly with all the conditions, limitations and requirements, and or before the first day of each November thereafter until the whole purchase money is paid. And if as principal, I am to pay or cause to be paid to the General Land Office at Austin, Travis County, Texas, on

County, Texas.

S. F. No.

Grantor

situated in

laws relating to the sale of unsurveyed public free school lands; to-wit: All of Survey No.

following described tract of land purchased by me, of the State of Texas, in accordance with the provisions of

for value received, I, the undersigned, do promise to pay to the State of Texas the sum of

2

School Lands.

**OBLIGATION**

Marie Hedick  
Widow Public Trustee County, Texas

County, Texas

I do solemnly swear (affirm) that I am over twenty-one (21) years of age.

Post Office

Applicant or Good Faith Claimant

1928

(13)

**GENERAL LAND OFFICE  
Austin, Texas**

S. F. No. 15931

**ACCEPTANCE OF TERMS OF SALE  
OF UNSURVEYED SCHOOL LAND  
(Applicant or Good Faith Claimant)**

of

Post Office

**WITHOUT SETTLEMENT**

16.90 acres in

Hays County, Texas.

Filed

April 7, 1958

Awarded

Bill Allcorn,  
Commissioner  
April 7, 1958

Rejected

Bill Allcorn,  
Commissioner  
April 7, 1958

Class

Appr'm't

Obligation

On Market

Survey No.

S. F. No.

(Give course) N. 35 deg. W. from the county seat, and is briefly described as follows:

The land is situated in

Hays

County, Texas, about

17

miles

approved June 19, 1939, and other laws relating to the sale of unsurveyed school land without settlement, under the terms of House Bill No. 9, passed at the Regular Session of the Forty-ninth Legislature and in your letter dated February 18, 1958, and apply to complete my application to purchase

I hereby accept the terms of sale of the tract of unsurveyed school land hereinafter described as stated

TO THE COMMISSIONER OF THE GENERAL LAND OFFICE, AUSTIN, TEXAS:

Texas

19

(Applicant or Good Faith Claimant)

OF UNSURVEYED SCHOOL LAND  
ACCEPTANCE OF TERMS OF SALE

APR 7 1958

RECEIVED



BILL ALLCORN, COMMISSIONER  
DENNIS WALLACE, CHIEF CLERK

# DUPLICATE RECEIPT

(To be Kept by Land Office)

LEDGER

PAGE

FILE NO.

Post Office

To THE COMMISSIONER General Land Office, Austin, Texas.

I enclose

(Say whether Money Order or Draft on a Bank in Austin, or Cash.)

for \$

of which

\$ 507.00 are for principal  
\$ are for interest  
\$ 10.00 are for fees

payment on the following land purchased from the State,  
to-wit:

Section	Block	Township	Certificate	SURVEY	Acres	County
<p><i>[Handwritten signature: J. E. Grogan]</i></p> <p>(Name of Sender)</p> <p>(Address)</p> <p>Received remittance as stated above. <i>4 758</i></p> <p>Commissioner General Land Office.</p>						

14SF 15931

# PATENT

Commissioner General Land Office

Section	Block	Township	County	Range	North
<p>1000 000 000 000 000 000</p> <p>are for interest</p> <p>are for principal</p>					

of which

1 enclose

TO THE COMMISSIONER GENERAL LAND OFFICE, Austin, Texas.

FILE NO.



DEWITT WALLACE, CHIEF CLERK  
GEO. WILCOX, COMMISSIONER

DUPLICATE RECEIPT

(To be kept by Land Office)

Post Office

to call:  
payment on the following land purchased from the State

for \$17.00

PAID

RECEIVED

14

Ledger 143

## LAND AWARDS AND RECEIPT

File No. S. F. 15931Page 495Date of Award April 7, 1958GENERAL LAND OFFICE,  
AUSTIN, TEXASWHEREAS, J. B. Leggett

of Wimberley, Texas, has, in the manner and form prescribed by  
law, filed in this office an application and obligation to purchase the following land, to-wit:

SECTION	BLOCK	TOWNSHIP	CERTIFICATE	GRANTEE	ACRES	PRICE	COUNTY
			<u>S. F. 15931</u>	<u>J. B. Leggett</u>	<u>16.90</u>	<u>\$ 30.00</u>	<u>Hays</u>

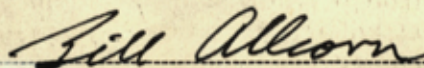
Date of Sale \_\_\_\_\_

Amount of Note \$ \_\_\_\_\_

Rate of Interest \_\_\_\_\_ Per Cent

Due November 1st Annually  
SCHOOL LAND

The School land Board having fixed the price, and the State  
having received \$ 507.00 as the full payment  
thereon, I do hereby award to said applicant the survey of  
land described above with a reservation of a free royalty  
of one-sixteenth on oil and gas and one-eighth on  
sulphur and all other minerals to the State.



Commissioner General Land Office

Commissioner General Land Office

*W. B. L. L. L.*

SCHOOL LAND

Due November 1st Annual

Rate of Interest

Per Cent

Amount of Note \$

Date of Sale

The school land bond having fixed the price and the State  
 having received \$ 200.00 as the full  
 payment of the bond, I do hereby award to said applicant the survey of  
 land described above with a reservation of a 1/2 acre school  
 land described above on the 1st and 2nd sections of the 1/2  
 section and all other minerals in the land.

SECTION	BLOCK	ACRES	DATE	PRICE	TOTAL
1	1	1.2	1881	200.00	200.00

Witnessed in this office on application and obligation to purchase the following land, to-wit:

W. B. L. L. L.

WHEREAS

AND

GENERAL LAND OFFICE

Page

Page

LAND AWARDS AND RECEIPT

Date of Award

2. 2. 1881

4-7-58

*Sup. Award*  
*Receipt*

58 15931 (15)

November 21, 1957

Mr. J. B. Leggett  
Wimberley, Texas

Dear Mr. Leggett:

The School Land Board of the State of Texas at a meeting held in my office November 20, 1957, fixed the price at which you may pay for the unsurveyed school land in S. F. 15931, 16.90 acres, Hays County, which you applied for, at \$43.00 per acre.

Since this area is more than five miles from production, the reservation of minerals therein to the State will be a free royalty of one-sixteenth of the oil and gas and one-eighth of the sulphur and other minerals.

Since this area contains less than 80 acres, it will have to be paid for in cash. You should, therefore forward a check in the amount of \$726.70, which, according to my calculation, is the amount necessary to pay for such unsurveyed school land. In addition to the above, the patent fee on this tract will amount to \$10.00. You may include these two sums in one check which should be made payable to the State Treasurer.

It will also be necessary for you to forward to this office a separate check in the sum of \$1.04 to defray the expense of recording the patent in Hays County. This latter check must be made payable to the Commissioner of the General Land Office.

I am enclosing a form of acceptance, which I request that you fill out and return to this office with the remittances.

Sincerely yours,

EARL RUDDER, COMMISSIONER

By:

Gordon R. McNutt, Secretary  
of the School Land Board

GRM:ej  
SF 15931  
enclosure

(16)

5415931

Letter of  
valuation

11-21-57

eg

February 10, 1958

Mr. J. B. Leggett  
Wimberly, Texas

Dear Mr. Leggett:

The School Land Board of the State of Texas at a meeting held in my office February 10, 1958, fixed the price at which you may pay for the unsurveyed school land in S. F. 15931, 16.90 acres, Hays County, which you applied for, at \$40.00 per acre.

Since this area is more than five miles from production, the reservation of minerals therein to the State will be a free royalty of one-sixteenth of the oil and gas and one-eighth of the sulphur and other minerals.

Since this area contains less than 80 acres, it will have to be paid for in cash. You should, therefore, forward a check in the amount of \$676.00, which, according to my calculation, is the amount necessary to pay for such unsurveyed school land. In addition to the above, the patent fee on this tract will amount to \$10.00. You may include these two sums in one check which should be made payable to the State Treasurer. It will also be necessary for you to forward to this office a separate check in the sum of \$1.04 to defray the expense of recording the patent in Hays County. This latter check must be made payable to the Commissioner of the General Land Office.

I am enclosing a form of acceptance, which I request that you fill out and return to this office with the remittances.

Sincerely yours,

BILL ALICORN, COMMISSIONER

By:

Gordon R. McNutt, Secretary  
of the School Land Board

GRM:ej  
enclosure  
S. F. 15931

(17)

S# 15931

Letter of

re-value

from 2-10-58

33

February 18, 1958

Mr. J. B. Leggett  
Wimberley, Texas

Dear Mr. Leggett:

The School Land Board of the State of Texas at a meeting held in my office February 18, 1958, fixed the price at which you may pay for the unsurveyed school land in S. F. 15931, 16.90 acres, Hays County, which you applied for, at \$30.00 per acre.

Since this area is more than five miles from production, the reservation of minerals therein to the State will be a free royalty of one-sixteenth of the oil and gas and one-eighth of the sulphur and other minerals.

Since this area contains less than 80 acres, it will have to be paid for in cash. You should, therefore, forward a check in the amount of \$507.00, which, according to my calculation, is the amount necessary to pay for such unsurveyed school land. In addition to the above, the patent fee on this tract will amount to \$10.00. You may include these two sums in one check which should be made payable to the State Treasurer. It will also be necessary for you to forward to this office a separate check in the sum of \$1.04 to defray the expense of recording the patent in Hays County. This latter check must be made payable to the Commissioner of the General Land Office.

I am enclosing a form of acceptance, which I request that you fill out and return to this office with the remittances.

Sincerely yours,

BILL ALLCORN, COMMISSIONER

By:

Gordon R. McNutt, Secretary  
of the School Land Board

GRM:ej  
enclosure  
S. F. 15931

(18)

5215931

Letter of  
re-evaluation

2-18-58  
69

April 8, 1958

Mr. J. B. Leggett  
Wimberley, Texas

Dear Mr. Leggett:

Enclosed is the original Land Award and Receipt issued you covering 16.90 acres, S. F. 15931, Hays County, together with a copy of the notice to the County Clerk.

Patent will be issued within a few days and mailed to the County Clerk, who, in turn will mail the patent to you.

Sincerely yours,

BILL ALLCORN, COMMISSIONER

By:

Gordon R. McNutt, Secretary  
of the School Land Board

GRM:ej  
enclosure  
SF 15931

99 SF 15931

April 8, 1958

Mrs. Sarah Reed  
County Clerk of Hays County  
San Marcos, Texas

Dear Mrs. Reed:

This is to inform you that I have issued a Land Award and Receipt to J. B. Leggett, Wimberley, Texas covering 16.90 acres, S. F. 15931, Hays County. A copy of the Award is enclosed.

Please make a notation of the issuance of this Award on your records.

Sincerely yours,

BILL ALLCORN, COMMISSIONER

By:

Gordon R. McNutt, Secretary  
of the School Land Board

GRM:ej  
enclosures  
SF 15931

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15651-15



# General Land Office

BILL ALLCORN, COMMISSIONER  
DENNIS WALLACE, CHIEF CLERK

AUSTIN, TEXAS June 14, 1958

County Clerk Hays County  
San Marcos, Texas

Dear Sir:

The enclosed check for \$ 1.00 is for recording the enclosed patent in  
Hays County, issued to the Patentee shown therein.

The other check or checks, enclosed, if any, is the fee for the other county clerk,  
or clerks, as shown.

When recorded by you, kindly forward patent, and this letter, with balance of fees,  
if any, to other proper county clerk, and when record is fully completed deliver to the  
owner or his agents, in person or by registered mail, as required by Chapter 47, Acts  
April 2, 1918.

Deliver to:

Mr. J. B. Leggett paid the fees as agent or owner.  
Wimberley, Texas

Sincerely,

BILL ALLCORN, COMMISSIONER

BY:

(Miss) Marie Hedick, Patent Clerk

Patent No. 37

Vol. No. 28-B

File No. S.F.15931

(21) SF 15931

File No. H. S. 15931

(Miss) Marie Hedick, Patent Clerk

Vol. No. 38-5

BY:

Patent No. 37

BILL ALLCORN, COMMISSIONER

Minneapolis, Texas

Sincerely,

Mr. J. H. Hedrick

paid the fees as agent or owner.

Deliver to:

April 5, 1918

owner or his agents, in person or by registered mail, as required by Chapter 47, Acts, if any, to other proper county clerk, and when record is fully completed deliver to the clerk, as shown.

The other check or checks, enclosed, if any, is the fee for the other county clerk.

The enclosed check for \$ 1.00 is for recording the enclosed patent in

Dear Sir:

San Antonio, Texas

County Clerk HAYS County

DEWITT WALLACE, CHIEF CLERK  
BILL ALLCORN, COMMISSIONER

AUSTIN, TEXAS June 14, 1918



Patent Stamp Office